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GRANITE COUNTY
HOUSING REPORT

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GRANITE COUNTY

HOUSING REPORT

prepared for
THE GRANITE COUNTY PLANNING BOARD

BY

Sylvan L. Lutey, Planning Director
Todd G. Wirthlin, Assistant Planner

Urban Planning Grant Number - CPA-MT-08-00-0073 (E)

Prepared under contract for the Department of Community
Affairs, State of Montana and the Granite County Planning
Board.

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an Urban Planning Grant from the United States Department
of Housing and Urban Development under the provisions of
Section 701 of the Housing Act of 1954 as amended.

C O N T R I B U T O R S

GRANITE COUNTY HOUSING REPORT

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INTRODUCTION

A community's housing stock is a reflection of the community itself. A community's housing situation indicates what the quality of life may be in the area. If most of your housing units are old, in various states of disrepair, or in other ways reflect a declining community, potential residents or investments may not materialize. If however, most of your town's housing units exhibit a well kept appearance and there appears to be an attitude of pride and a consciousness of a decent living environment, then your town suggests a community spirit desirable by potential investors and residents.

Adequate housing for all community residents is a desirable goal. Characteristics of adequate housing may be expressed as:

1. All residents are satisfied with their homes and exhibit pride in maintaining them; and,
2. All residents have housing units that provide them with sufficient space, comfort, safe and healthful living environments at reasonable costs.

These criteria may seem too ideal, too impossible. We all know there probably is not perfectly adequate housing, in any community. Yet, the more effort we expend, more often, on trying to insure every resident adequate housing, the closer we will come to the goal and the more beneficial community life we will secure.

Improving local housing situations is directly related to the whole community structure and status. As one component of a community, housing must be related to equally important elements of education, transportation, community finance and taxation, land use and environment, economic and community development, social and community services and a host of others. In short, housing improvement must be related to overall community planning and development.

THE FIRST PART OF THE BOOK IS A HISTORY OF THE

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I. WINDSHIELD SURVEY

WINDSHIELD SURVEY OF SINGLE FAMILY HOUSING UNITS

The overall housing goal as adopted by the Granite County Planning Board is to 'promote adequate housing' for all present and future residents of the county. This is housing that should be safe, decent and sanitary and met all state and local building codes.

The Planning Staff of Granite County, in order to find out the present status of housing and its condition, conducted a survey of all structures in July of 1973. A separate survey on rental units in the Drummond and Philipsburg areas was conducted in December of 1974.

The original survey was conducted on the conditions of residential structures in the county. This field survey was based on a subjective evaluation by the survey team on the condition of structures based mainly on readily visible external evidence.

For the purposes of the survey, structures were categorized as to good, average, deteriorating and dilapidated. For the purposes of this report, the good and average housing was grouped together and called sound or standard. Deteriorated and dilapidated housing could be considered in a broad sense substandard.

The following definitions will apply for this report:

SOUND HOUSING -- Housing units which have no defects, or relatively few defects, which could be corrected during the course of regular maintenance.

DETERIORATED HOUSING -- Units which have serious defects or need major repairs.

DILAPIDATED HOUSING -- Housing units which do not provide safe, decent and sanitary shelter and, in their present condition, could endanger the health, safety and/or well being of the occupants.

HOUSING UNITS -- Single family housing and apartment dwellings but not hotel or boarding house units.

A. PHILIPSBURG HOUSING (Single Family Units)

Philipsburg is an old mining town, with many of the residences in use having been built around 1900. Some of these dwellings have been remodeled and kept in good condition and repair. Others, however, have been neglected and are deteriorating or dilapidated.

There are some very good and relatively new residences in the town proper, but limited new construction has taken place in the past decade or two.

The percent of single family dwellings in sound condition is 51.2 percent, compared with 75.5 percent for the rest of the rural area of the county. There is a definite need within Philipsburg to upgrade the housing stock. Units are currently being occupied that are below the minimum standards for health and safety. The one factor that is helping compensate for this condition is the number of mobile homes that have been brought into the area.

The town has several good building sites available with corporate boundaries. There appears to be no major problems with these sites, such as drainage, slope, etc.

The replacement rate for housing in Philipsburg is very low. In fact its average is only two houses over a five year period. This, of course, does not include mobile homes.

It is noted that since 48 percent of the housing in Philipsburg is below satisfactory condition, the replacement and reconditioning rate should be at least ten (10) houses a year to bring the housing standard up the next five years either through federal programs or private. This replacement and reconditioning rate is very minimal for the housing situation in Philipsburg.

This exposes the subject of a possible housing rehabilitation program by the federal government, which will be discussed in greater depth later in the Federal Housing Programs Section of this report.

THE HISTORY OF THE UNITED STATES

The history of the United States is a story of growth and change. From the first settlers to the present day, the nation has evolved through various stages of development. The early years were marked by exploration and settlement, followed by a period of rapid expansion and industrialization. The American Revolution was a pivotal moment in the nation's history, leading to the establishment of a new government and the declaration of independence. The Civil War was another major event, which resulted in the abolition of slavery and the preservation of the Union. The Reconstruction period followed, leading to the passage of the Reconstruction Acts and the Reconstruction Amendments to the Constitution. The Gilded Age was a period of rapid economic growth and industrialization, followed by the Progressive Era, which saw the rise of social reform movements and the passage of the Progressive Era legislation. The Great Depression was a period of economic hardship, followed by the New Deal and the Second World War. The Cold War was a period of tension between the United States and the Soviet Union, followed by the Vietnam War and the Watergate scandal. The 1960s and 1970s were a period of social and cultural change, followed by the Reagan Revolution and the end of the Cold War. The 1980s and 1990s were a period of economic growth and technological advancement, followed by the 2000s and the 2010s, which saw the rise of the Internet and the challenges of globalization.

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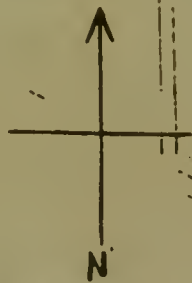
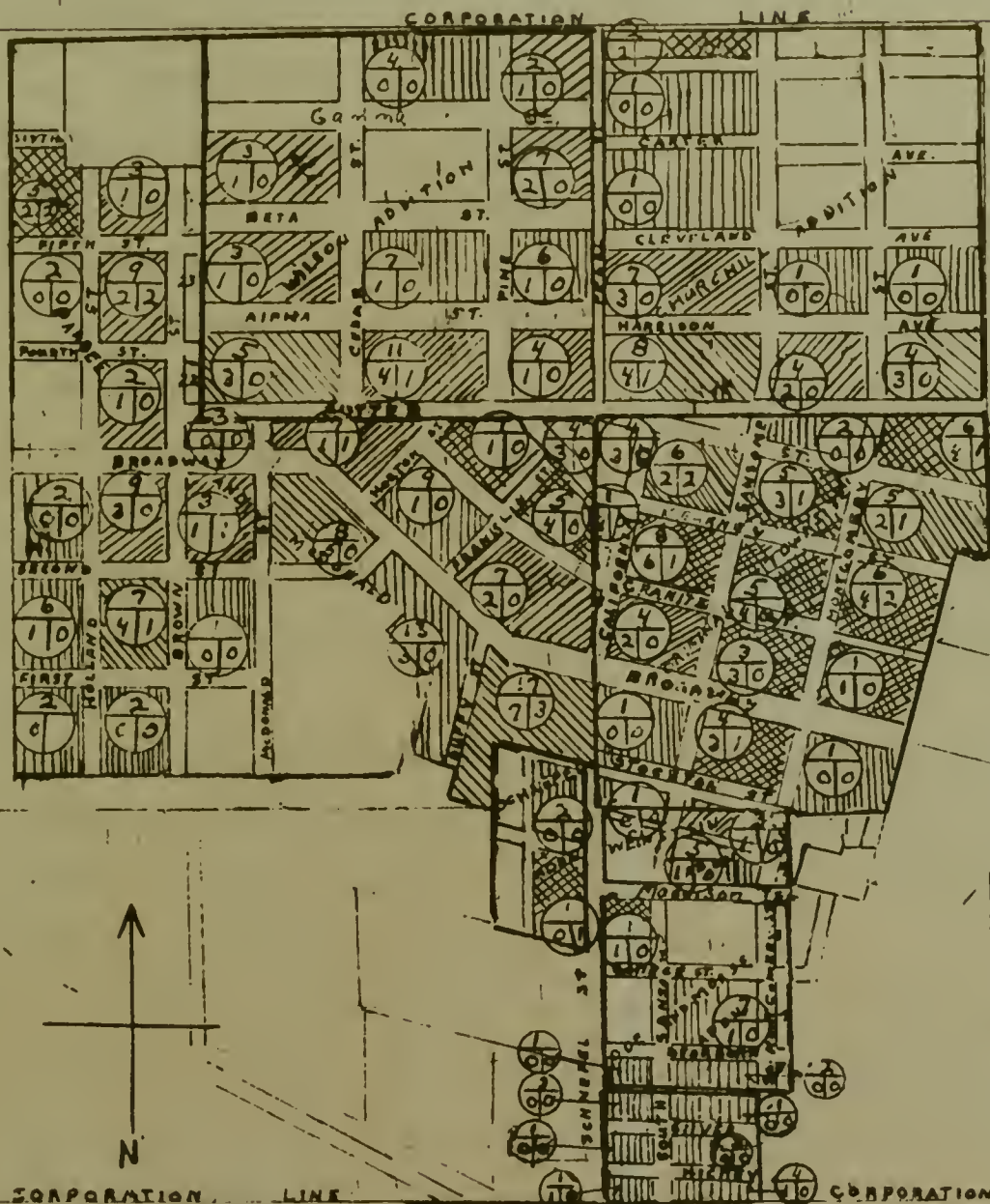
TABLE H-1
(Philipsburg Housing)

<u>ITEM</u>	<u>NUMBER</u>	<u>PERCENT OF TOTAL</u>
Single Family Units (occupied)	362	92.1%
Single Family Units (vacant)	31	7.9
Mobile Homes	42	10.6
Sound Condition*	180	51.2
Deteriorated*	138	39.0
Dilapidated*	33	9.8
Sound Condition**	42	100
Deteriorated**	--	--
Dilapidated**	--	--
Total Blocks in City	114	100 %
Blocks with family living units	80	71
Blocks - 75% deteriorated & dilapidated	19	23.5
Blocks - 50-74% det. or dil.	10	12.3
Blocks - 25-49% det. or dil.	22	27.2
Blocks - 0-24% det. or dil.	29	36

* Residences - All single family

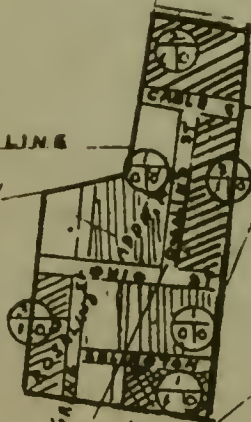
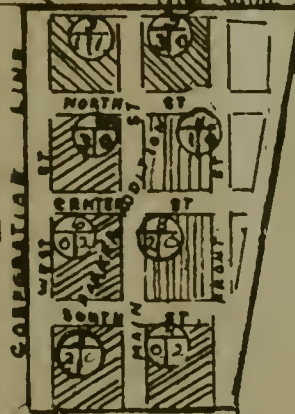
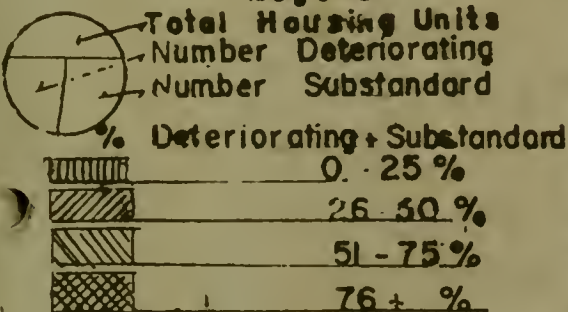
** Mobile Homes

MAP of the CITY OF PHILIPSBURG, MONTANA



Present Housing Condition

Legend



B. DRUMMOND HOUSING (Single Family Units)

The original town of Drummond was built in approximately 1900. Some of these original residences are still in use. Most of them have been remodeled to some extent.

There has been some periodic construction of new residences in Drummond. However, when Interstate 90 was built it resulted in some of the better homes being moved, some of them outside of the city limits. Also, the construction of I-90 completely did away with some of the older homes.

At present, the condition of single family housing units in Drummond is fairly comparable to the general structural condition in the rest of the rural areas (excluding Philipsburg).

A sizable portion of Drummond (Tracts J, K & L) in the Old Col. Moore's Addition has not been laid out by streets, blocks or lots. Portions of these tracts are in an area with a high water table and are not suitable for building sites.

There are three subdivisions adjacent to Drummond (Hoover Tracts, Firestone Acres and Lyons Subdivision) that are suitable sites. The Lyons Subdivision has not had any improvements made on it. It has been surveyed and a plat has been filed. No lots have been sold.

However, favorable vacant residential building sites in the city of Drummond are limited. If the residential portion of Drummond is to expand to any great extent, it will very likely need to be outside the present corporate boundaries.

As of now, the housing replacement rate in Drummond is outside the town limits. Here the replacement averages about four over a five year period. Mobile homes were not included in that they are not completely stationary.

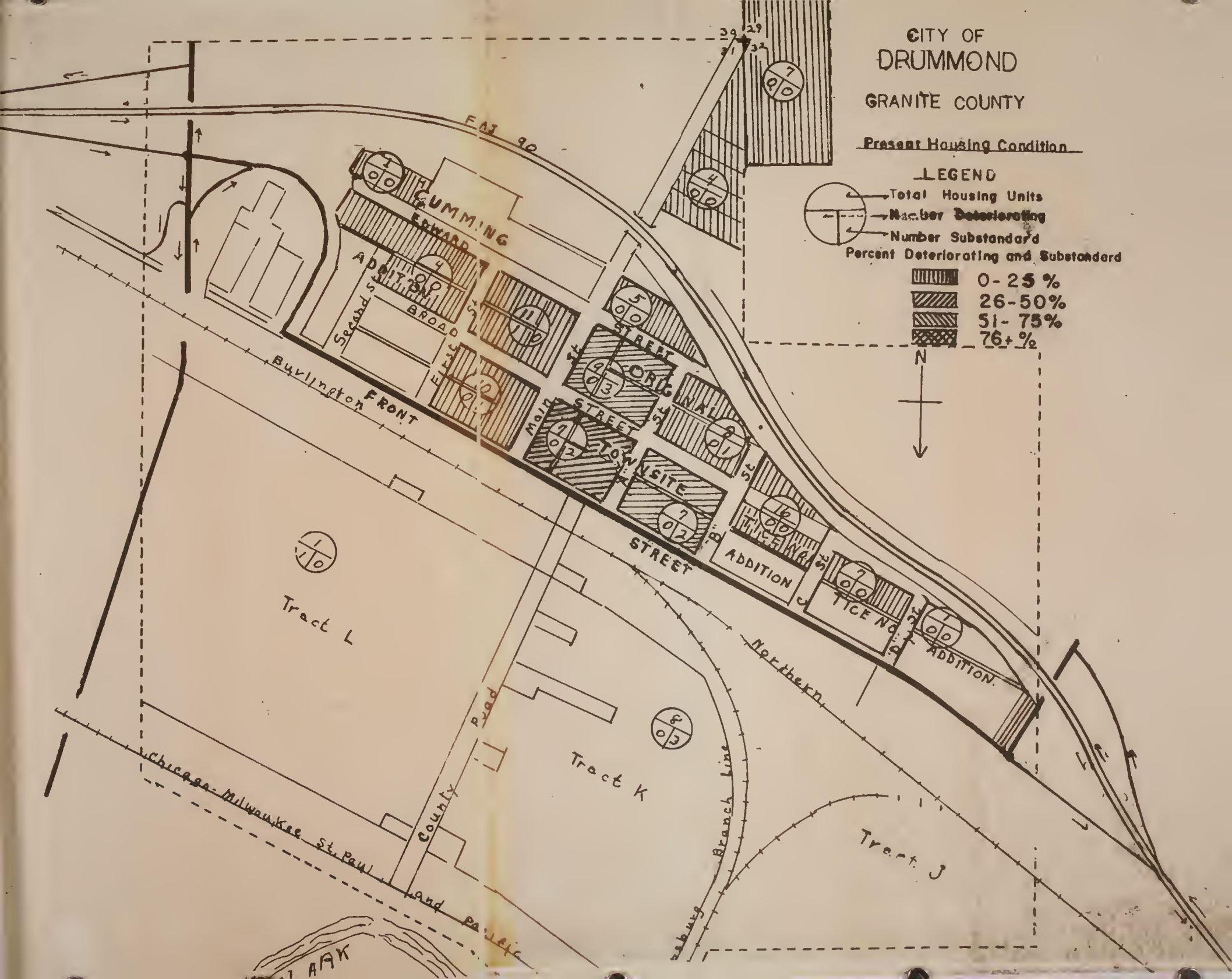
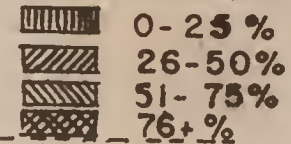
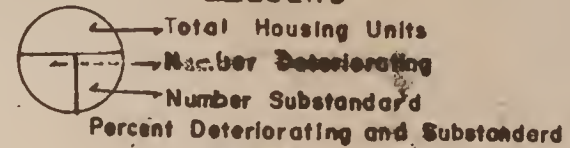
With the replacement rate moderately higher and the below standard housing a lower percentage than Philipsburg, It is still felt that at least five (5) houses a year be replaced or reconditioned.



CITY OF
DRUMMOND
GRANITE COUNTY

Present Housing Condition

LEGEND



C. RURAL COUNTY HOUSING

The county rural area housing is very similar to the general county housing. The main difference is that the housing in the rural area is, on the average, better than the county housing which includes Philipsburg and Drummond.

There is a wide variation of density in housing in the rural area of the county. There are 50 townships or portions of such, of which 17 have no housing. These are chiefly Federal Lands. Of the 33 townships with housing, there is a variation in the number of housing units from one per township to a maximum of 234. While the average density of family residences per township in the rural area is very low, there are areas of rather high density where additional building is continuing at an accelerated rate. An area at Georgetown Lake of approximately 450 acres of private land, presently supports 224 family units. Some of the housing areas have a density that is in excess of the present state requirements, which could become a health and sanitation problem.

The 1970 census shows a decrease of 10 percent in ranches between 1959 and 1969. This factor, and an increase in automation in ranching, has decreased the number of ranch families. This is being more than compensated for by the non-ranch families, that are moving into the rural areas. Many of these are year long residences. Areas where this is occurring to a greater or lesser degree, are Lower Rock Creek, Clark Fork River area west of Drummond, Hoover and Firestone Tracts south of Drummond, Hall and Maxville areas, Boulder Creek, and Georgetown Lake area. It is very likely that this pattern will continue and possibly increase in the north and northwest portion of the County as Missoula expands and Interstate 90 has been completed. A substantial increase in family units in the Georgetown Basin can be expected when the industry in Anaconda expands, and Discovery Basin Ski area is developed. Other areas can expect lesser developments, depending on development of additional subdivisions, etc.

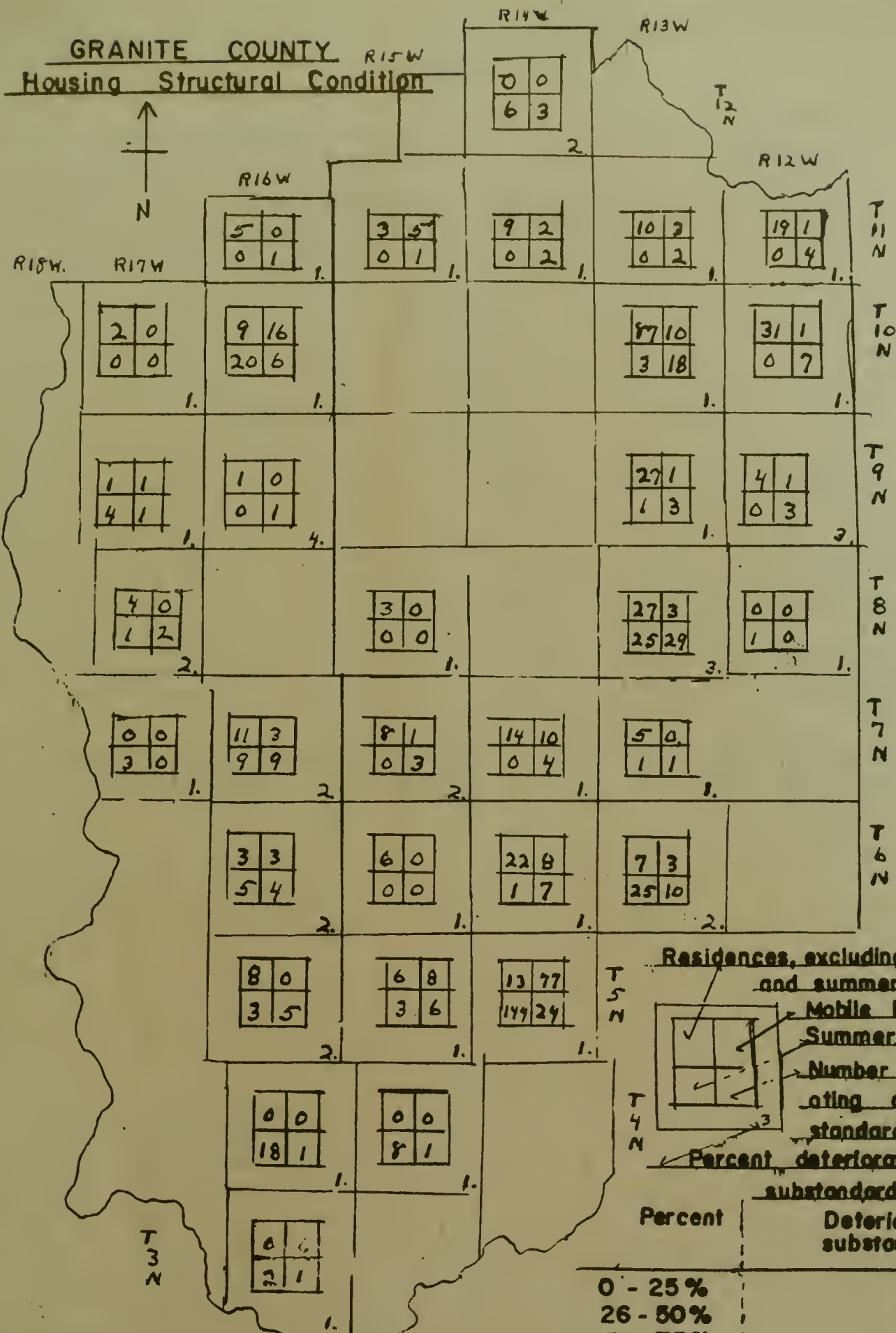
RURAL COUNTY HOUSING

TABLE H-3

<u>ITEMS</u>	<u>NO SINGLE FAMILY UNITS</u>	<u>PERCENTAGE OF TOTAL UNITS</u>
Single Family dwellings (occupied)	766	97.7
Single Family dwellings (vacant)	18	2.3
Mobile Homes	153	19.0
Summer Homes	283	37.0
All other	348	43.2
Sound condition*	623	79.2
Deteriorated*	129	16.2
Dilapidated*	32	4.0
Sound condition**	260	75.5
Deteriorated **	65	18.5
Dilapidated **	22	6.0
Sound condition ***	130	85.0
Deteriorated ***	21	13.7
Dilapidated ***	3	1.3
Sound Condition ****	231	81.3
Deteriorated ****	43	15.2
Dilapidated ****	7	3.5

- * All family units including residences, mobile homes and summer homes
- ** Residences only
- *** Mobile Homes
- **** Summer Homes

GRANITE COUNTY Housing Structural Condition



Residences, excluding Mobile and summer homes.
 Mobile homes
 Summer homes
 Number deteriorating and substandard
 Percent deteriorating and substandard

Percent	Deteriorating and substandard
0 - 25%	1
26 - 50%	2
51 - 75%	3
76+ %	4

D. GENERAL COUNTY

Many of the residences of Granite County were constructed about the turn of the century. Some of these are still in use in the original design, others have been remodeled, and are in good condition. The 1970 census shows that 65 percent of the residences on the county were constructed prior to 1929.

TABLE H-4

GENERAL HOUSING CHARACTERISTICS - (County wide)

<u>ITEM</u>	<u>1960</u>	<u>1970</u>	<u>1973</u>	<u>REMARKS</u>
Total housing units	1235*	1345**	1323	Single family Multi-family
Occupied	961*	1048**	1266	----
Renter occupied	316	279	--	15% decrease
Owner occupied	645	645	--	----
Summer homes	--	124**	283***	128% increase
Mobile homes	--	113**	222***	96% increase
Vacant	273*	297	57	200% decrease
Sound Condition	-527 (42.6%)		971 (73.4%)	Does not
Dilapidated Condition	-206 (16.8%)		286 (21.6%)	include
Deteriorated Condition	-501 (40.6%)		66 (5.0%)	Multi-family residences
Units with basements			506	
Units with telephones			702	
Units with flush toilets			1104	
Units with complete plumbing			1058	

Ref. Table H-6 Break-down by classes etc.

Ref. Map H-I Break-down by townships

* census (1960)

** census (1970)

*** 1973 Planning staff survey

The 1973 survey shows an increase of 66 total housing units over 1970, or 5 percent. A further breakdown of this shows an increase of 159 (128%) summer homes, and 109 (96%) mobile homes. This indicated a decrease of 202 residences. This decrease can be largely attributed to the variation in what the planning staff and the census considered a residence. It is quite evident that the 1970 census listed vacant buildings as residences that were not included in the recent survey. The Planning Board Staff did not include old residences that were vacant and not liveable.

The significant changes between 1970 and 1973 is in the number of summer homes and mobile homes in the county.

Mobile homes constitute 16.8 percent of the single family housing units in the county in 1973, compared to 8.4 percent in 1970.

Summer homes are 21.4 percent of the total single family housing units in 1973, compared to 9.8 percent in 1970. A large percentage of the summer and mobile homes are non-resident owned.

The significant improvement in the condition of housing in the county as a whole as shown in Table H-1, is a result of several factors. Mobile homes in good condition have replaced many of the poorer houses in both Philipsburg and Drummond. There has been a continuing improvement of ranch homes and old ranch homes are being replaced by new buildings. Construction of good summer homes is also a factor.

II. RENTAL HOUSING
(PHILIPSBURG AND DRUMMOND)

PHILIPSBURG AND DRUMMOND HOUSING

A. RENTAL UNIT COMMENTS:

A rental survey was made by the planning staff during the last week of December, 1974. The purpose of the survey was to determine the number and condition of rental housing units, and whether or not additional housing units are needed in Philipsburg and Drummond.

During this field survey, many direct contacts were made in both Drummond and Philipsburg. It was explained to the rental owners contacted that the purpose of the survey was to determine if additional housing was constructed, would it have an adverse effect on the present rentals. In light of the present economic conditions, nearly all of the parties contacted commented that additional housing is needed in both areas, particularly for the elderly. There appeared to be a strong interest in rent subsidized housing for senior citizens.

Many of those contacted felt the present economy will not support very high rents.

At the present time, there are units being occupied that are hazardous to health and safety both in Philipsburg and Drummond. There are some single room dwellings in Drummond occupied by the month that were actually designed for motel use. Many multi-family units are on the second floor level and are unsuitable for the elderly or families. Many of these older rental structures have steep and narrow stairs for access.

Approximately 30 multi-family units are located in the Philipsburg area and 20 in Drummond. Thirty-three (33) percent of these units are sub-standard in Philipsburg and 45 percent in Drummond.

The 50 multi-family units shown in the 1973 survey on Tables H-1, were not considered in the condition survey. Owner or rental data is not available for 1973, nor is the data on telephones, etc.

PHYSICS 354: QUANTUM MECHANICS

LECTURE 1: INTRODUCTION TO QUANTUM MECHANICS

LECTURER: PROFESSOR JOHN DOE

DATE: OCTOBER 1, 2023

TOPICS: WAVE FUNCTIONS, SCHRÖDINGER EQUATION

1.1. THE WAVE FUNCTION

1.2. THE SCHRÖDINGER EQUATION

1.3. THE HEISENBERG UNCERTAINTY PRINCIPLE

1.4. THE TUNNELING EFFECT

1.5. THE HYDROGEN ATOM

1.6. THE SPIN OF THE ELECTRON

1.7. THE PAULI EXCLUSION PRINCIPLE

1.8. THE PERIODIC TABLE

1.9. THE LASER

1.10. THE SEMICONDUCTOR

1.11. THE SUPERCONDUCTOR

1.12. THE QUANTUM COMPUTING

1.13. THE QUANTUM ENTANGLEMENT

1.14. THE QUANTUM TELEPORTATION

1.15. THE QUANTUM CRYPTOGRAPHY

1.16. THE QUANTUM GRAVITY

1.17. THE QUANTUM COSMOLOGY

1.18. THE QUANTUM FIELD THEORY

1.19. THE QUANTUM GAUGE THEORY

1.20. THE QUANTUM GRAVITY

1.21. THE QUANTUM COSMOLOGY

1.22. THE QUANTUM FIELD THEORY

1.23. THE QUANTUM GAUGE THEORY

1.24. THE QUANTUM GRAVITY

1.25. THE QUANTUM COSMOLOGY

TABLE H-5
DRUMMOND HOUSING (rental)

<u>All rental units</u>			<u>Single Family</u>		<u>Multi-Family</u>	
Total 44 units			Total	24 Units	Total	20 Units
Condition:						
Substandard	23	52.27%	14	58.3%	9	45%
Fair	11	25.00%	7	29.2%	4	20%
Good	10	22.73%	3	12.5%	7	35%
Size:						
One Bedroom	25 Units		10 Units		15 Units	
Two or more bedrooms	19 Units		14 Units		5 Units	
Average Rent:	\$65/month		\$60/month		\$70/month	
Occupancy Rate:	95-100		95-100		95-100	

TABLE H-6

PHILIPSBURG HOUSING (RENTAL)

<u>All rental units</u>			<u>Single Family</u>		<u>Multi-Family</u>	
Total: 84 Units			Total: 54 Units		Total: 30 Units	
Condition:						
Substandard	27	32%	17	32%	10	33%
Fair	37	44%	21	39%	16	53%
Good	20	24%	16	29%	4	14%
Size:						
One Bedroom	29 Units		9 Units		20 Units	
Two or more Bedrooms	55 Units		45 Units		10 Units	
Average Rent:	\$70/month		\$65/month		\$77.50/month	
Occupancy Rate:	95-100		95-100		95-100	

III. I N C O M E

III. INCOME

The median income for families in the county during 1969 was \$7,132. The county's family median income was 18.6 percent lower than the states' median income of \$8,512. However, the per capita income was \$2,500 as compared with \$2,712 for the state, or only 8 percent lower. This would indicate the average family income in Granite County is somewhat less than the average in the state.

FOLLOWING IS A TABULATION OF INCOME BY FAMILIES FOR GRANITE COUNTY

<u>Income</u>	<u>Number of Families</u>	<u>% of Families</u>
Less than \$5,000	201	27.0%
\$5,000 to \$12,000	442	59.5%
Over \$12,000	<u>102</u>	<u>13.5%</u>
Total	745	100.0%

It is noted that 27 percent of the families have less than \$5,000 annual income as compared with 22.1 percent for the state. The Census Bureau estimated that 12.1 percent of Granite County's population has less than poverty level income.

IV. FEDERAL PROGRAMS
FOR RURAL HOUSING

FARMERS HOME AND HUD PROGRAMS FOR RURAL HOUSING

There are some government programs capable of meeting the housing needs of working, unemployed, and retired rural Americans. But there has never been the financial commitment of the necessary plan to make the promise of a decent home for everyone a reality. In addition, rural areas have frequently lacked the sophisticated institutions which are often necessary to utilize successfully the federal programs.

The two major federal sources for funding low-income rural housing problems are the programs of the Farmers Home Administration (FmHA), and the public housing programs of the Department of Housing and Urban Development (H.U.D.).

Unfortunately, not everyone knows about FmHA, especially the fact that it can lend money to any rural person, whether he's a farmer or not. Further, knowing about FmHA is simply not enough for many people, especially for those on small, fixed incomes, the elderly, the poor, and the disabled. Those on fixed incomes must spend a very large percentage of their income on housing - more than those of middle or high income. Considering all of the other expenses for food, health, transportation, it's just too expensive for them to afford quality housing, even with the assistance of FmHA.

In the following pages, the programs of the FmHA and H.U.D. will be described, indicating what type of housing assistance is available for low and moderate income citizens in Granite County and how to obtain it.

A. Farmers Home Administration (FmHA)

The Farmers Home Administration (FmHA) administers several housing programs which potentially can benefit both working and retired rural citizens. It can make direct loans to individuals, both farm and non-farm, for purchase of an existing or newly constructed house, or repair of an already occupied house; and to groups or organizations for purchase or

construction of rental units and for acquisition and development of building sites to house low-income people.

Besides rural residency, FmHA makes two other requirements of loan applicants who cannot obtain credit elsewhere on reasonable terms. In most rural areas, either there is no bank or, if there is one, it is not willing to lend money on "reasonable" terms to low or moderate income people for purchase of conventional houses.

Second, only families with incomes below the income limits established for on FmHA loan can qualify, of which is \$12,900 adjusted income.

An adjusted income is determined basically by subtracting 5% of the gross income and \$300 per minor dependent from the gross income. Therefore, for a family with three children, an adjusted family income of \$12,900 is really a gross income of \$14,525.

There are no upper age limits for eligibility for any FmHA loans. In fact, there are many cases where FmHA financed housing for the elderly is more common than family housing.

Homeownership - Section 502

The basic homeownership program of the FmHA is known as Section 502. This program provides direct loans to individuals at market rate (currently 9%) over a 33 year term, with no down payment. The loans can be used for purchase of a newly constructed or existing house. The loan can also be used to pay the cost of bringing a house up to standard, whether it is being purchased or is already occupied.

While there is no formal ceiling on the amount of funds an applicant can borrow, the top amount is effectively limited by what an eligible family can afford, and by the stipulation that the housing must be "modest" in size, design, and cost. FmHA has interpreted this to mean no more than 1,300 square feet, except to meet the need of large families.

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For applicants whose adjusted income is under \$8,500, the interest rate on the loan can be as low as 1% through interest credit payments by FmHA. The actual interest rate between 1% and market rate is determined on the basis of how much an applicant can pay for mortgage payment, taxes, and insurance with 20% of adjusted income. However, only the mortgage payment is made directly to FmHA.

Before a loan can be approved, the applicant family needs to make many decisions; where to build, what kind of house to build (design, size, cost); who will build it, or whether to buy or remodel a house that is already built. Many families come to FmHA with some or all of these details worked out. The County Supervisor can review their plans and advise on the suitability of the house, the cost, and the contractor. If a family has not made its housing decisions, the County Supervisor can make suggestions on suitable housing locations, and may offer some alternative floor plans. But the decision of where and what to build remains with the family.

If the applicant is planning to build a new house, the basic items applicants will eventually need to provide are: plans and specifications for the new house; a contractor's bid on all construction costs; an option to buy the land, or evidence of ownership.

Someone who wants to purchase a house should locate the FmHA office in his area (Missoula) and arrange for an interview, either with or without specific housing plans. A builder, broker, contractor, or other may assist in completing the loan forms. However, FmHA prohibits packagers from charging fees.

After completing the application process, the FmHA supervisor, who is solely responsible for loan decisions, must notify the applicant whether or not his loan has been approved. If it is not approved, the County Supervisor must state the reason. If approved, he must state conditions that must be

met before the loan is made. The County Supervisor is also responsible for housing inspections during the construction process.

Home Repair - Section 504

While the FmHA Section 502 program may be used for rehabilitation of a house if it is brought up to standard, FmHA has another program which is aimed at removing certain dangers to health and safety, without necessarily bringing the house up to standard. This program is known as Section 504. Loans may be used for such purposes as repairing a roof, providing a convenient and sanitary water supply, providing toilet facilities, reinforcing a foundation, adding a room, and other similiar improvements.

All FmHA Section 504 repair loans are made at 1%. Loans up to \$1,500 are to be repaid in 10 years; \$1,500 - \$2,500 loans in 15 years; and \$2,500 - \$5,000 loans have 20 years for repayment. To be eligible, an applicant family must lack the income necessary to repay an FmHA Section 502 loan, and must be a rural owner of a home with hazards and safety.

Loans up to \$2,500 only require a promissory note, while those of \$2500-\$5000 require a mortgage on the property. However, the record of FmHA has been a very good one, as there have been very few foreclosures.

This program is potentially of great value to very low-income homeowners, since its loans can generally be afforded even by household on low fixed incomes. For example, a \$5000 loan at 1% over 20 years requires repayment of only \$23/month: FmHA must accept welfare, social security, pension, black lung, and other similar sources of payment as proof of sufficient income to repay the loan.

To apply for Section 504 repair loans, basically the same procedure as for a Section 502 home purchase or rehabilitation loan is followed. An applicant arranges an interview with the FmHA County Supervisor to discuss what he needs and how much it will cost. Then he fills out the appropriate application forms.

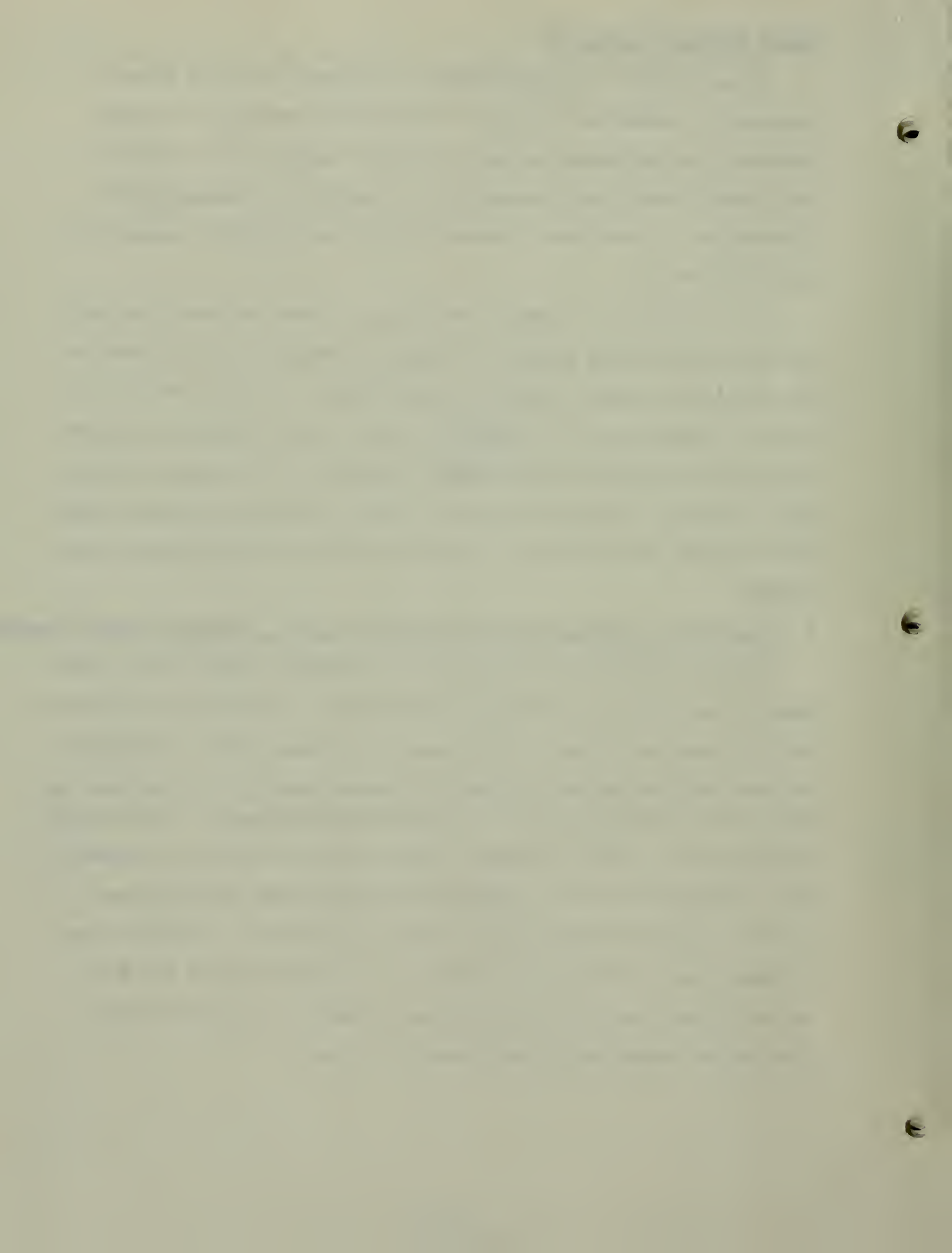
Rental Housing - Section 515

If rental rather than homeownership is preferred, there are several alternatives, depending on the type of institutions available in the area. Generally, low cost rental housing is available through a local, county or multi-county public housing authority, or a non-profit or limited-profit organization. In some cases, private or profit developers also provide low cost rental units.

Any of the types of owners listed above can borrow the money from FmHA through the Section 515 program to purchase or construct units for rental to low and moderate income households. Because FmHA can lend the money for as low as 1% interest for up to 50 years, the cost to the developer is considerably lower. This lower cost must then be passed on to the tenant in lower rents. However, with current construction and utility costs, moderate income rural citizens are only ones who can afford rental units provided under this program.

B. Department of Housing and Urban Development (H.U.D.) Section 8--Leased Housing

While the FmHA Section 515 program is a financing program for the development of new units or the purchase or rehabilitation of existing units, H.U.D.'s Section 8 program provides a rent subsidy to low-income tenants. Households can rent newly constructed, substantially rehabilitated, or existing units and receive the benefits of Section 8 housing assistance payments. The low-income tenants pay 15 - 25% of their gross income, while owners receive a contract rent no higher than a H.U.D. established fair market rent for their area. H.U.D.'s housing assistance payment covers the difference. The owner of new or rehabilitated units generally receives the payments directly from H.U.D., while the owners of existing units generally receives the payments from a local public housing agency which uses H.U.D. funds.



C. Housing Rehabilitation

Philipsburg or Drummond are not of great size and not growing with an accelerated rate. Rehab is used to upgrade areas that are in need of bringing up to standard housing with the rest of the fast growing area.

A community has to be a certain size to receive Rehab. Since both communities in the county are not of any great size, the federal programs for Rehab are not feasible at this time

If they were to qualify for Rehab, building codes have to be enacted to meet FHA housing standards and then some. Also, building inspections have to be closely done.

In conclusion, the Rehab programs that are in existence are a drawn-out process for large communities. This means Granite County is not a qualified area.

D. Conclusion

In short, while the federal government has provided a variety of programs which can be used to alleviate the housing problems of the rural poor, an urban bias at H.U.D. and staff shortages, combines with opposition to deep subsidy programs at FmHA hinder the federal governments response to rural housing needs. While alleviation of these impediments would not guarantee an immediate solution to the rural housing problem, it would certainly go a long way in that direction.

V. C O N C L U S I O N

A N D

R E C O M M E N D A T I O N S

V. Over All Conclusions and Recommendations

This section of the report is not intended to criticize, but to expose the problems of the housing situation in Granite County and how to improve them. The Planning Staff can only show the problems at hand and what may be done. The residents of the county are the soul persons to make decisions on which way to go.



A. Single Family Housing

The big problem spot in the county for housing is Philipsburg. Here only 51.2% of the dwellings are in sound condition. Even now most of the unsound housing is being occupied.

It shows that public awareness is needed to implement federal loan programs, 504 program to make the unsound housing safe and nice to live in. Since the replacement rate of housing here is very low (two every five years), the 502 program could influence some residents to build new homes and make available their old homes to other families. But it all reflects on the community's pride. The pride to keep up roads, housing, parks, etc. If there is no motivation here, it is more likely not for personal housing either. We must take into consideration that the federal programs are not well exposed. This is why this report is made, to give information on improving the housing.

Drummond, the other sizable town in Granite County, has only 25% of its housing considered unsound. The reflection of public interest for the community is also in the housing.

Drummond has a different problem than Philipsburg. Though their housing is more sound, the new housing is going on outside the town limits. The people in this area should look at the federal programs available to keep the unsound housing a low percentage of the town and to incorporate new housing in the city limits.

The rest of the county is quite satisfactory for housing conditions. Georgetown Lake and Rock Creek are probably the best areas for housing, since they are new and most are summer homes.

B. Income

The income section of this report is to show that a large part of the residents of the county can qualify for low interest FmHA loans (Sections 502 and 504).

As of the 1969 income survey, the average income was \$7,132, with 18.2 percent below the state average of \$8,512. Also noted, 27 percent of the families have less than \$5,000 annual income compared to 22.1 percent for the state. 12.1 percent of Granite County families have less than poverty level income.

This shows that many families can qualify for the loans:

1. Do not have to be in farming to qualify.
2. Have adjusted income of \$12,900 or less.
3. Adjusted income under \$8,500, the interest rate on a loan can be as low as 1% annually through interest credit payments by FmHA.

C. Rental Housing

It was indicated during the month of December, 1974, when the rental survey was conducted, that 5 or 6 men were driving to work in Philipsburg from Butte, Anaconda, Drummond and Dillon. It is felt that if adequate housing were available, some families might move here and drive to work in Anaconda.

After considering all of the data gathered, it has been determined that 24 units of rental housing are needed in Philipsburg with emphasis placed on units for the elderly. There is also a need for some units for married couples, possibly school teachers.

If the elderly are able to move into new apartments designed for them, their houses could be made available for other families. In turn, it would relieve two problems at once.

The level of rent would depend on how many individuals would leave the substandard housing and how many would move to the community and stop commuting from other towns to work in Philipsburg. It is felt that there would be a number in the latter classification.

Any rents in excess of \$150 per month would probably be too high to maintain the occupancy ratio necessary for a successful housing project.

It may be well to start initially with construction of 16 units, following up with an additional 8 units based on the rent use experienced.

As of the date of this report, the Planning Department of Granite County is making investigations into possible elderly housing programs (FmHA 515, H.U.D. Section 8,202) in Philipsburg. It looks good for 12 to 16 unit housing. But again, the public has to respond to make the project a reality.

In Drummond, there are 29 deteriorated housing units or 18% of the total housing units. There are also about 35 mobile homes in Drummond,

8 of them moved in the last year. It was also indicated in December 1974, when the rental survey was taken that there were seven motel units being rented by the month as housing units. These were inadequate for such use.

After consideration of all data, it was determined that about 12 units of rental housing is needed in Drummond. It is also felt that it should be primarily for the elderly and married couples (possibly the school teachers). If the elderly move into these apartments, their houses would be available for the families that are in need of housing. Here again, the rent level will depend on whether or not people will live in these units. The rent in Drummond is even lower than in Philipsburg at the present time.

In both Drummond and Philipsburg, it is felt that the elderly should not be mixed with families. To facilitate this, mostly one bedroom units should be built.

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D. Conclusion of Report

The Planning Board wants to help as much as possible and will do it by:

1. Keeping people informed of any new changes in federal programs.
2. Showing possible ways for individuals to improve their housing.
3. Keep the people abreast of any subjects of importance that may effect their community with housing.

With these few commitments, the Planning Board hopes to reach the residents of the county effectively and to be able to improve the housing for a more happier way of life.

